



**GARY L. PRYOR**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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## **BOARD MINUTES**

**HISTORIC SITE BOARD**  
**November 20, 2006**

**DRAFT**

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- **Call to Order**

6:37 pm

- **Members Present:**

Paul Johnson  
Jim Royle  
Eldonna Lay  
Carmen Lucas

- **Staff Present:**

Glenn Russell  
Donna Beddow  
Angie Buyayo  
Jaime Lennox

**Members Absent:** Margie Warner, Vicki Estrada

**Staff Absent:** None

- **Other General Information:** None

##### **B. Conflict of Interest Declaration:** None

##### **C. Approval of October 16, 2006 Board Minutes**

Approval of the October 16, 2006 Board Minutes (as corrected); Motion by Paul Johnson to approve minutes; 2<sup>nd</sup> by Eldonna Lay; motion carried 4-0-0.

##### **D. Reports:**

- Open Board member position for District 4. Wendy Tinsley new applicant for Board member.
- Thing Brothers Store: Staff to contact Supervisor Jacob's office to see if something can be done. There is no County "demolition by neglect" ordinance.

- CPF Workshop: Jim Royle thanked County, Vonn Marie, and Paul Johnson. Jim Royle checked Lilian Rice row house previously reviewed by HSB – only the façade is left. Donna plans to visit house. HSB recommendation was to soften roof line from the diagonal view.
- Jim Royle asked how to attain electronic copy of “Significance Guidelines”. Staff will send out copies.

#### **E. Announcements:**

- San Diego County Archaeological Society meeting Tuesday, November 28, 2006, 8pm: Presenter: Stacey Jordan, Ph.D., Historic Archaeologist – “Mannasse’s Corral: The Life History of a Piece of Old Town”
- San Diego Archaeological Center, Sunday, December 3, 2006; 10-2pm; Create Art through Archeology: Family Day
- San Pasqual Battlefield Reenactment, December 3
- Rancho Guajome: Old Fashioned Rancho Christmas; November 25th and 26<sup>th</sup> from 10 am to 4pm at the Rancho Guajome Adobe at 2210 N. Santa Fe in Vista (visit the Antique Gas & Steam Engine Museum adjacent to Adobe)

### **ITEM 2 – PUBLIC COMMENTS**

#### **A. Public Comment: None**

#### **B. County Department of Parks and Recreation:**

Dr. Lynne N. Christenson, Historian, County Parks and Recreation

- New brochure listing Historic Parks with County Parks
- Update: 2 new Open Space Parks by end of year, management plans before opening including Resources Survey; Barnett Ranch off Del Dios Hwy. SDSU Graduate student will do thesis on Guajome Village. Plans to do NR documentation and bring forward to HSB early next year.
- Felicita Park: National Register nomination, federal grant funding, Sec. 106 Evaluation for existing trails, submitted to OHP. Carmen Lucas wants to see the Native American consultation done by Clint Linton. Lucas also asked if San Pasqual Indians have responded. Glenn Russell asked why the Park was named “Felicita?” Felicita Park was named after the daughter of the Chief who romanticized reports say rescued an American soldier during 1846 San Pasqual battle; popularized play in the 1930’s. Glenn Russell suggests that possible outcomes of application include 1) reject historical nomination, 2) require changes to document, or 3) sail through listing. Lynne Christenson asked Board for letter of support for Felicita Park by January 1.

#### **C. Presentation: None**

### **ACTION ITEMS:**

### **ITEM 3 – FLEMING/RICE RANCHO SANTA FE HOME – MAA 06-006**

**Applicant:** Vonn Marie May

**Owner:** Morris & Kathryn Nunn

**Location:** 16811 Via de Santa Fe, Rancho Santa Fe, CA 92067, APN 266-293-26-00  
**Community Planning Group:** San Dieguito  
**Supervisor District:** 5-Bill Horn

**Description:** The Fleming house, designed in 1926 by master architect Lilian Rice, is a one-story Spanish Colonial Revival style home built under the auspices of the Santa Fe Land Improvement Company. The home was originally built as a duplex along via de Santa Fe but was converted to a single-family home under one ownership apparently in the 1930's. Over time, the house has undergone non-historic alterations; the current owners are committed to removing these elements and reintroducing lost elements to reclaim the home's historical integrity. This project is being brought to the HSB for historic landmarking and for participation in the Mills Act Contract.

**Meeting Notes:** Eldonna Lay asks what happens if modifications are not made to the house. Staff answers that once the house is placed on the Landmark list, they will be penalized with a possibly result of the cancellation of historical site status. Also, the Mills Act Ordinance has a clause that cancels the contract if the property has not been rehabilitated. The scope of work should be accomplished in 6 months to 1 year. Jim Royle suggested that the Board visit site after changes are made. Eldonna Lay suggested that code enforcement check on progress. Carmen encouraged us to be conscious of things from earlier time periods; gave personal story about the land and landscape. Vonn Marie clarified pepper trees as "Brazilian" or "Mission" pepper trees. Board decided to include landscaping with "mature" trees, and to revisit site after one year.

**Board Action:** Recommend placement of Fleming/Rice house (APN 266-293-26-00) on the Local Register of Historic Resources as Landmark Number 2006-006. Staff finds this resource to be significant under Criteria V (b) (1): the resource is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage; and under Criteria V (b) (3): Distinctive characteristics of a type and period in San Diego County's history and represent the work of a creative individual. Recommendation is contingent upon changes to the house as recommended and approved by the HSB and shown on the site plans submitted with this application dated 11/3/2006.

Motion to approve recommendation by Paul Johnson;  
2<sup>nd</sup> by Carmen Lucas.  
Motion carried 3-0-1.

## **DISCUSSION ITEMS**

### **ITEM 4 - HISTORIC HIGHWAY 80, LEGISLATIVE PROPOSAL**

**Description:** Continued discussion on the County Parks initiated legislative proposal that would designate segments of former U.S. Highway route 80 in San Diego and Imperial Counties as Historic U.S. Highway 80, and would request the Department of Transportation to design and facilitate the posting of appropriate signs and take related actions in that regard.

**Meeting Notes:** Board discussed that signs have already been placed along Highway 80. No specific actions for Board. Paul Johnson asks about disconnect in communication between

Department of Transportation and County Parks. John Royle suggested inviting Community Groups to do presentation at HSB Meetings to establish better communication.

#### **ITEM 5 – CRICKET COMMUNICATIONS: FELICITA PARK - CO-LOCATION OF PROPOSED CELL SITE**

**Description:** Cricket Communications proposes the construction of an unmanned telecommunications facility consisting of a 50-foot high stealth faux cypress with three antennas mounted within the tree. One Nortel CMO equipment cabinet will be enclosed in an equipment shelter with a roof to fully conceal the cabinet. The location of the facility will be near an existing cell site facility. Utility trenching would occur through an existing parking lot. A Sprint cellular facility within the park is located 44-feet south of the proposed facility. Felicita Park is listed as "Eligible for Listing on the National Register of Historic Places (NRHP)", and County Parks has prepared an application for listing on the NRHP. As such, any construction in the park must meet the Secretary of Interior Standards. Staff is requesting that a consultant be hired to assess project impacts. In addition, the project must reviewed and receive approval by the California Office of Historic Preservation (OHP).

**Meeting Notes:** Mark Berlin, Parsons (Cricket Wireless), representative for cellular facility explained proposal to Board. Proposed revised plans with faux trees that cover antennas with leafy soft material. Archaeological consultant to monitor if necessary in cultural resource areas. Carmen Lucas would like to visit the site but opposes to any cell in National Registered areas. Glenn Russell stated that the MUP will go to Planning Commission, so HSB can offer recommendations. Board would like to have item discussed again. Representative can come back with more info. Gail Wright asked if there are alternate sites. Mark Berlin stated that the site was chosen to keep out of residential neighborhood. Jim Royle urged having an archaeologist along with Cricket specialist go to site, to consider alternate locations in the Park.

#### **ITEM 6 – FUTURE AGENDA ITEMS**

- Next meeting will take place on Monday, January 22, 2007
- CW Cadman Residence – Historic Designation/ Mills Act MAA 06-007
- Carmen Polly – Lilian Rice owner – requesting Historical Designation
- Follow-up on reimbursement for mileage – check with County Counsel, review language on ordinance
- Be prepared to have photos taken for our web site!

#### **ITEM 7– ADJOURNMENT**

8:20 PM

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**APPROVAL OF BOARD MINUTES:**

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***Chairman, Jim Royle***

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**January 22, 2007**

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***Vice-Chairman, Paul Johnson***

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**January 22, 2007**